

### **3.1.5 Residential Development Costs**

The four development alternatives presented in the preceding sections were evaluated to determine the relative economic impact to new development on a per parcel basis. Table 3-2 summarizes the results of this economic analysis as percent difference from the City's existing policy. Detailed calculations can be found in Appendix A.

As shown in Table 3-2, development cost increase by approximately 8 percent and 14 percent for the 1/2-foot rise and no net rise/compensatory storage alternatives, respectively, compared to the existing City policy. However, the residential development costs on a per-parcel basis declined for the CUP alternative compared to the existing policy. This is a result of the higher allowable density on a smaller site (10 acres), which reduces infrastructure cost.